This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
MAP & PARCEL 043 09 0 216.00
112 DUPONT AVE
MADISON, TN 37115

NO MORTGAGE
New Owner - Send Tax Bills:
GEORGE BRANDT AND ERIC SOX
5133 HARDING PIKE, SUITE B10, PMB 185
NASHVILLE, TENNESSEE 37205

BILL GARRETT, Davidson County
Trans:T20160053561 DEEDTRS
Recvd: 06/23/16 10:54 2 pgs
Fees:13.00 Taxes:245.68
20160623-0064057

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **MAY 21, 2010, EDWARD KERSHNER,** was named Trustee in a Deed of Trust of even date executed by **JOSHUA W. BAKER, AN UNMARRIED PERSON,** conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$87,817.00** principal, said Deed of Trust being recorded in **INSTRUMENT NO. 20100607-0044097,** in the Register's Office for **DAVIDSON** County, Tennessee; and

If applicable the notice required by T.C.A. 35-5-101 et seq. having been met and whereas, **J. PHILLIP JONES AND/OR JESSICA D. BINKLEY**, either of whom may act, were appointed Substitute Trustee under said Deed of Trust by instrument of record in **INSTRUMENT NO. 20151124-0118942,** in the Register's Office for **DAVIDSON** County, Tennessee; I, **J. PHILLIP JONES,** Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me as such Substitute Trustee in said Deed of Trust advertised the said real estate as required by law, and by the terms of said Deed of Trust by giving twenty-one (21) days notice by three (3) successive publications, namely of: **DECEMBER 14, 2015/ DECEMBER 21, 2015/ DECEMBER 28, 2015** in **ALL TENNESSEAN,** a newspaper of general circulation in **DAVIDSON** County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead, as provided in said Deed of Trust.

PURSUANT to said advertisement, on **THURSDAY, JANUARY 21, 2016 AT 10:00 A.M., LOCAL TIME, AND BY PUBLIC ANNOUNCEMENT CONTINUED TO THURSDAY, MARCH 17, 2016 AT 10:00 A.M., LOCAL TIME, AND BY PUBLIC ANNOUNCEMENT CONTINUED TO THURSDAY, APRIL 14, 2016 AT 10:00 A.M., LOCAL TIME, AND BY PUBLIC ANNOUNCEMENT CONTINUED TO THURSDAY, JUNE 9, 2016 AT 10:00 A.M., LOCAL TIME, AT THE FRONT ENTRANCE OF THE HISTORIC DAVIDSON COUNTY COURTHOUSE, ONE PUBLIC SQUARE, NASHVILLE, DAVIDSON COUNTY, TENNESSEE,** I, **J. PHILLIP JONES,** individually or by and through his agent, as said Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the herein above mentioned equities as provided in said Deed of Trust, at which time **GEORGE BRANDT AND ERIC SOX, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,** submitted the highest and best bid in the amount of **$66,401.00.**

NOW THEREFORE, in consideration of the premises, I, **J. PHILLIP JONES,** Substitute Trustee, do hereby sell, transfer and convey to **GEORGE BRANDT AND ERIC SOX, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,** their successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

BEING TRACT NO. 6 OF BLOCK B ON THE PLAN OF WOODLAWN ESTATES, AS SHOWN ON PLAT OF RECORD IN BOOK 843, PAGE 82, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

SAID TRACT NO. 6 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF DUPONT AVENUE AND EXTENDS BACK BETWEEN PARALLEL LINES 165 FEET TO A DEAD LINE IN THE REAR.

BEING THE SAME PROPERTY CONVEYED TO JOSHUA W. BAKER, AN UNMARRIED PERSON BY WARRANTY DEED FROM JOHN T. COOK, MARRIED, OF RECORD IN INSTRUMENT NO. 20100607-0044096, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 112 DUPONT AVE, MADISON, TN 37115 (AKA 112 DUPONT AVENUE, MADISON, TN 37115).

I, **J. PHILLIP JONES**, Substitute Trustee, convey to **GEORGE BRANDT AND ERIC SOX, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP** all the rights conveyed to me as said Substitute Trustee in said Deed of Trust, including such covenants and warranties as I, as such Substitute Trustee, may lawfully make, all my actions in the premises being solely as Substitute Trustee and not otherwise under the power vested in me under said Deed of Trust herein above referred to and not as an individual.

J. PHILLIP JONES
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **J. PHILLIP JONES**, Substitute Trustee, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Nashville, Tennessee on **JUNE 9, 2016.**

Notary Public

My Commission Expires: 10.18.16

JESSICA BINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires October 18, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is **$66,401.00.**

Affiant

Subscribed and sworn to before me, this **9TH day of JUNE, 2016.**

Notary Public

My Commission Expires: 10.18.16

JESSICA BINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires October 18, 2016

RETURN TO:
J. PHILLIP JONES
1800 HAYES STREET
NASHVILLE, TN 37203